

5.221 acres/2.1 hectares

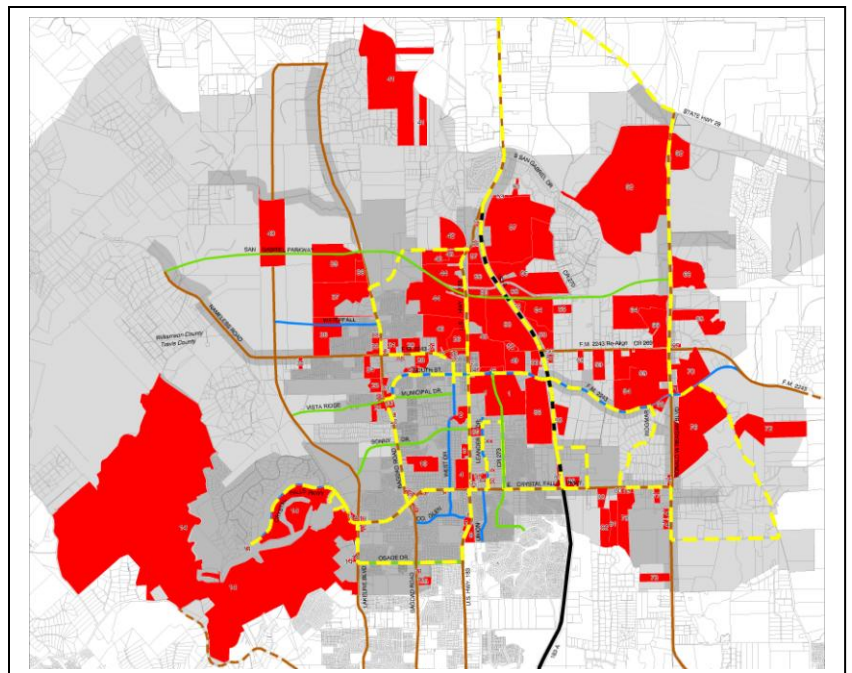
183-A Tollway frontage

Utilities

Commercial/Retail with Hotel Anchor

Leander Smart Code, Planned Unit  
Development (PUD) Overlay

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**5.221 Acres/2.1 Hectares  
Eriksson Property**

**Site 51**

|   |   |  |   |  |
|---|---|--|---|--|
| <b>Property</b>   |   |  |   |  |
| Total Acreage: <b>5.221 acres/2.1 hectares</b>  |   |  | Map: <b>MAPSCO Austin 2006 Street Guide, pgs. 312, Sec. V</b>   |  |
| <b>Location</b>   |   |  |   |  |
| City: <b>Leander</b>  |   |  | County: <b>Williamson</b>   |  |
| Address/Directions: <b>East side of 183-A, 1,000 feet/305 meters north of existing FM 2243 and 300 feet/91 meters south of the "realigned" FM 2243 (<a href="http://www.wcad.org">www.wcad.org</a> tax id#: R346169 and R433305)</b>  |   |  |   |  |
| Within City Limits: <b>Yes</b>  |   |  | Distance from City Limits: <b>Not Applicable</b>  |  |
| Distance to US Highways: <b>immediate frontage west</b>   |   |  | Type of Zoning: <b>Leander Smart Code, Planned Unit Development (PUD) Overlay</b>   |  |
| Distance to Interstate Highways: <b>10 miles/16.1 km east</b>   |   |  |   |  |
| <b>General Site Information</b>   |   |  |   |  |
| Previous Use of Site: <b>Greenfield</b>   |   | General Condition: <b>Excellent</b>  |   | Dimensions: <b>566 x 461 feet/173 x 141 meters</b>   |
| Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983):<br><b>Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 5 percent slopes</b> |   |  | Shrink/Swell Capacity: <b>Moderate to very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete.</b>  |  |
| Adjoining Acreage Available: <b>Yes</b>   |   | Can Site Be Divided: <b>No</b>   |   | Lot Size: <b>Not Applicable</b>  |
| <b>Improvements</b>   |   |  |   |  |
| Road Distance to Rail: <b>One-half mile/.8 km</b>   |   |  | Name of Railroad: <b>Union Pacific, Southern Pacific, Capital Metro Commuter Rail</b>   |  |
| Proximity to Port(s): <b>Three (3) hours to Port of Houston</b>   |   |  | Other Improvements: <b>Frontage on 183-A, FM 2243 and realigned FM 2243 with a 13,000 square foot/1,208 square meter and 5,000 square foot/465 square meter metal buildings on site</b> |  |
| Fenced: <b>No</b>   |   |  | Landscaped: <b>No</b>   |  |
| Located within an Industrial Park: <b>No</b>  |   |  | Type of Business: <b>Commercial/Retail Mixed Use</b>  |  |
| Deed Restriction(s): <b>Not Applicable</b>  |   |  | Covenants: <b>No</b>  |  |
| <b>Utilities</b>  |   |  |   |  |
| City of Leander Services: <b>Department of Engineering, (512) 528-2700</b>  |   | Water - Size of Nearest Line: <b>4 &amp; 6 inch/10.2 &amp; 15.2 cm</b><br>Pressure: <b>65 psi/448 kilopascal</b> |   | Sewer - Size of Nearest Line: <b>12 &amp; 16 inch/30.5 &amp; 40.6 cm @ 2,000 feet/610 meters west</b>  |
| Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>  | Phone: <b>(830) 868-6041</b>                        | Facs: <b>(512) 268-0328</b>  |   | Email: <b><a href="mailto:Trista.fugate@peci.com">Trista.fugate@peci.com</a></b>   |
| Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>  | Size of Nearest Line: <b>6 inch/15.2 cm Poly II</b> |  | Pressure: <b>Intermediate Pressure located 2.8 miles/4.5 km west at West South Street</b>   |  |
| Telecommunication Service: <b>AT&amp;T and/or SuddenLink</b>  | Phone: <b>(512) 870-4430 and/or (979) 595-2424</b>  | Facs: <b>(512) 870-4475 and/or (979) 595-2445</b>  |   | Email: <b><a href="mailto:mm2741@att.com">mm2741@att.com</a> and/or <a href="mailto:Joe.Bethany@suddenlink.com">Joe.Bethany@suddenlink.com</a></b> |
| Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>   | Phone: <b>(512) 259-1709</b>                        | Facs: <b>(512) 746-5807</b>  |   | Email: <b><a href="mailto:clawsondisp@earthlink.net">clawsondisp@earthlink.net</a></b>   |
| <b>Sales Information</b>  |   |  |   |  |
| Contact: <b>Mr. Jerry Anderson</b>  | Phone: <b>(512) 864-5381</b>                        | Facs: <b>(512) 848-5318</b>  | Email: <b><a href="mailto:cpcomfort@aol.com">cpcomfort@aol.com</a></b>  | Web Site: <b>Not Applicable</b>  |
| Sales Price: <b>Negotiable</b>  |   |  | Lease Price: <b>Negotiable</b>  |  |
| Comments: <b>Excellent visibility up to one mile/1.6 km in all directions. Five minutes from the Capital Metro Commuter Rail station. Seven minutes from <a href="http://www.xparkusa.com">www.xparkusa.com</a>.</b>  |   |  |   |  |